157.0	0008	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,900 /	678,900
					USE VALUE:	678,900 /	678,900
					ASSESSED:	678,900 /	678,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
260		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STUKENBORG RICHARD J	
Owner 2:	STUKENBORG MARGARET M	
Owner 3:		
Street 1:	260 HILLSIDE AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Wood Shingle Exterior and 1286 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	297,800	3,100	378,000	678,900
Total Card	0.092	297,800	3,100	378,000	678,900
Total Parcel	0.092	297,800	3,100	378,000	678,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.92 | /Parcel: 527.92

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 105059

GIS Ref

GIS Ref

Insp Date 10/06/18

!12347!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0008-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,800	3100	4,000.	378,000	678,900		Year end	12/23/2021
2021	101	FV	281,500	3100	4,000.	378,000	662,600		Year End Roll	12/10/2020
2020	101	FV	281,600	3100	4,000.	378,000	662,700	662,700	Year End Roll	12/18/2019
2019	101	FV	249,800	3300	4,000.	378,000	631,100	631,100	Year End Roll	1/3/2019
2018	101	FV	249,800	3300	4,000.	318,600	571,700	571,700	Year End Roll	12/20/2017
2017	101	FV	249,800	3300	4,000.	291,600	544,700	544,700	Year End Roll	1/3/2017
2016	101	FV	249,800	3300	4,000.	248,400	501,500	501,500	Year End	1/4/2016
2015	101	FV	223,000	3300	4,000.	216,000	442,300	442,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:25:54

LAST REV

Date	Time
10/16/18	14:21:26
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12347

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13951-577		4/1/1980		71,600	No	No		Y

USER DEFINED

Prior Id # 1:	105059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2007	168	Add Bath	66,295			G9	GR FY09	FFL BTH ADD AT REA
6/19/2001	430	Wood Dec	8,000	C				12X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	355	PATRIOT
1/22/2000	Inspected	197	PATRIOT
12/3/1999	Measured	268	PATRIOT
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	7									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98255032
Adj $ / SQ:	179.070
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365875
Depreciation:	68053
Depreciated Total:	297822

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1 HB

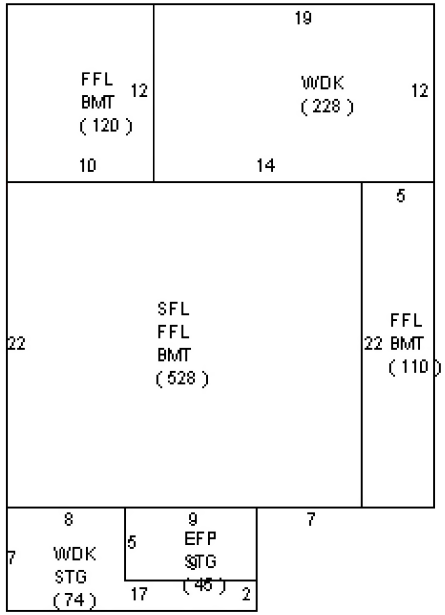
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.07
Special Features:	0	Val/Su Net:	118.65
Final Total:	297800	Val/Su SzAd	231.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	758	53.720	40,720
FFL	First Floor	758	179.070	135,735
SFL	Second Floor	528	179.070	94,549
WDK	Deck	302	9.150	2,763
STG	Storage	119	7.550	898
EFP	Enclos Porch	45	71.330	3,210

Net Sketched Area:	2,510			Total:	277,875
Size Ad	1286	Gross Area	2510	FinArea	1286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0008-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	1985	6.00	T	27.2	101			400			400
22	Wood Deck	D	Y	1	240	G	GD	2001	12.71	T	10.8	101			2,700			2,700

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100

IMAGE

AssessPro Patriot Properties, Inc